

**Z-09-05-001**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: May 11, 2009**

**GENERAL INFORMATION**

<b>APPLICANT</b>	City of Greensboro
<b>HEARING TYPE</b>	Original Zoning
<b>REQUEST</b>	<b>County CU-PD-R</b> (Conditional Use-Planned Unit Development-Residential) to <b>City RS-12</b> (Residential-Single Family)
<b>CONDITIONS</b>	<b>None</b>
<b>LOCATION</b>	North of McConnell Road, south of Interstate 85 and east and west sides of Millstream Road (Whitehurst Village at Millstream, Hartwood Village at Millstream, and Laurel Park on Millstream-Annexation Area 2008-9A)
<b>PARCEL ID NUMBER (S)</b>	Multiple
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>455</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	151.5 Acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Partly landscaped and partly natural vegetation

**SITE DATA**

<b>Existing Use</b>	Single-Family homes	
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	City RS-12 (Residential-Single Family) and City RS-15 (Residential-Single Family)	Single-Family homes
E	County RS-40 (Residential-Single Family)	Single-Family homes
W	City CD-RS-9 (Conditional District-Residential Single Family)	Single-Family homes
S	County RS-40 (Residential-Single Family)	Single-Family homes

**Zoning History**

Case #	Date	Request Summary
	June, 2008	The proposed annexation and subsequent zoning of these properties was delayed for a year by City Council.

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (County CU-PD-R)	Requested (City RS-12)
Max. Density:	N/A	3 dwelling units per acre
Typical Uses	Primarily intended to accommodate a variety of housing types developed on large tracts in accordance with a Unified Development Plan. The PD-R District also accommodates neighborhood business and office uses which primarily serve nearby residents.	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation**

N/A

**Environmental/Soils**

Water Supply Watershed	Yes, Site drains to Burlington Watershed
Floodplains	Yes, Special Flood Hazard Area on site. If any development is proposed site must meet Flood Damage Prevention Ordinance.
Streams	Yes, Perennial stream onsite.
Other:	If any development is proposed site must meet water quality, quantity requirements, stream buffers, etc.

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements – N/A****Tree Preservation Requirements – N/A**

Acreage	Requirements
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**Transportation**

Street Classification	Millstream Road – Minor Thoroughfare.
Site Access	Existing.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	N/A.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **RS-12** (Residential-Single Family) zoning would allow land uses that are compatible with the general character of the area.

**Connections 2025 Comprehensive Plan Policies**

The Generalized Future Land Use Map designates this location as **Low Residential and Interim Residential**. The requested **RS-12** (Residential-Single Family) zoning district is consistent with these GFLUM designations.

**Connections 2025 Written Policies**

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

*POLICY 9A.5:* Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

**Connections 2025 Map Policies**

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Interim Residential (generally at or above 3 dwelling units per acre):

Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

Growth Tier One is where development is expected to be concentrated and where services can be most easily provided within the next six years.

**CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

**Staff/Agency Comments****Water Resources**

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

**Housing and Community Development**

No additional comments.

**Planning**

The 151.50-acre subject site is currently outside the City limits and consists of 3 subdivisions; namely Whitehurst Village at Millstream, Hartwood Village at Millstream, and Laurel Park on Millstream. These properties were originally part of the 2008 City-initiated annexations, but the proposed annexation and subsequent zoning of these properties was delayed for a year by City Council. This original zoning request is therefore accompanied by a City-initiated annexation petition.

The general land use pattern in this area of the county is single-family detached residences. Staff would like to point out that these subdivisions already exist, although not at one hundred percent built-out capacity.

Several Comprehensive Plan policies support this request; including the linking of City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; promotion of a diverse mix of housing types and densities; the opportunity for choices of decent, affordable housing in stable, livable neighborhoods; the promotion of sound and sustainable patterns of land use that limit sprawl and provide for the efficient provision of public services and facilities.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

### **STAFF RECOMMENDATION**

#### **PLANNING**

Staff recommends **approval** of the requested **RS-12** (Residential-Single Family) original zoning district.